CHOICE PROPERTIES
Estate Agents

23 Farlesthorpe Road, Alford, LN13 9PS

Price £210,000

Choice Properties are delighted to bring to the market this well-proportioned three-bedroom semi-detached home, occupying a generous plot in the historic market town of Alford.
Conveniently located within easy reach of highly regarded schools, healthcare facilities, public transport links, local shops, and parks, the property offers excellent potential for a range of buyers.
The accommodation comprises a welcoming lounge, separate dining room, fitted kitchen, family bathroom, and a first-floor landing providing access to three bedrooms.
Externally, the property benefits from ample off-road parking, garage, store and extensive gardens to the front, side, and rear, offering plenty of outdoor space for families, gardening enthusiasts, or those looking to extend subject to the necessary consents.
Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.
Offered to the market with no onward chain.

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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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The Property Ombudsman
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Perfectly positioned property in Alford with accommodation comprising :

Porch
Door to:

Lounge
11'10 x 10'10
Gas fire inset in timber surround, radiator, cupboard housing electric meter and consumer unit.

Dining Room
12'8 x 11'9
Wood burner set into feature stone surround, part panelled walls, radiator.

Kitchen
11'11 x 8'11
Range of eye level and base units with works surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, part tiled walls, tiled floor, integrated electric oven, gas hob and filter hood over, spot lighting, radiator, door with stairs to first floor landing.

Rear Lobby
Airing cupboard with inset radiator.

Shower Room
Suite comprising low level W.C, wash hand basin and shower cubicle, part tiled walls, radiator.

Side Porch
Tiled floor, combi boiler, plumbing for appliances, rear door, radiator.

Landing
Storage cupboard, loft access, radiator.

Bedroom One
11'11 x 10'10
Radiator.

Bedroom Two
13'4 x 6'10
Radiator.

Bedroom Three
8'8 x 6'10
Radiator,

W.C
Low level W.C, wash hand basin.

Garage
Double garage to rear of yard, store to side.

Driveway
Leading to garage, providing off road parking space.

Garden
To front, side and rear, outbuildings, flowers, trees and shrubs.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

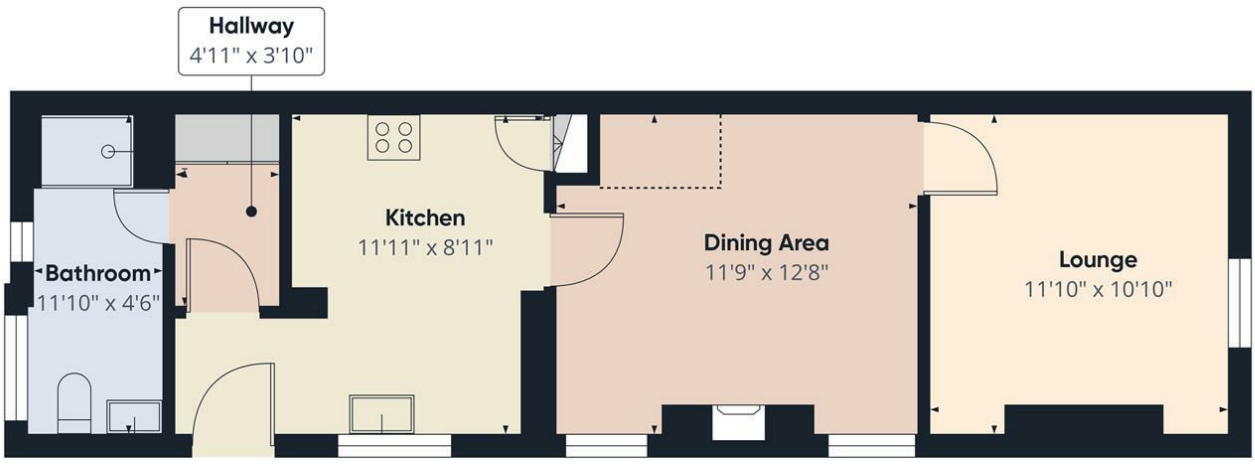
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Floor 0

Floor 1

Approximate total area(1)

816 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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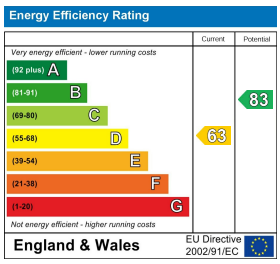
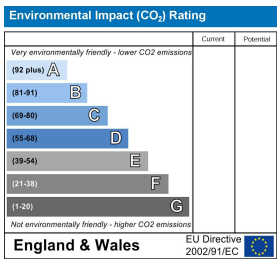
Directions

Exit the office to the right, turn left into Farlesthorpe Road where the property can be found.